

# **MANISTEE CITY PLANNING COMMISSION**

Meeting of Thursday, November 7th, 2019  
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## **AGENDA**

### **I Call to Order**

Pledge of Allegiance

### **II Roll Call**

### **III Approval of Agenda**

At this time the Planning Commission can take action to approve the November 7, 2019 Agenda.

### **IV Approval of Minutes**

At this time Planning Commission can take action to approve the October 3rd, 2019 meeting Minutes.

### **V Public Hearing**

There is a Public Hearing for Special Use Permit pertaining to Marihuana Grow Facility. Team will have 15-20 Minutes to present with questions after.

The Chair will now open the Public Hearing:

- 1) The Public Hearing for 254 River Street – Marihuana Grow Facility
  - Applicant shall present their report
  - City staff shall give recommendations/comments
  - The hearing will be opened for public comments
  - Close Public Hearing

### **VI Public Comment on Agenda Related items**

All comments and handouts from the speaker at the podium will go through the Chair, also there will not be any interaction between the podium and audience. If these rules cannot be followed, the Chair can terminate this portion of the meeting.

### **VII New Business**

- 254 River St. Marihuana Grow Facility
- 537 Cypress Street – Special Use Permit: Site Plan Size Requirements
- Zoning Amendment Discussion – Thoroughbred Boat Company: 266/270 Third St.
- Zoning Amendment Discussion – Lower Story Dwelling Units

## **VIII Old Business**

- 70 Arthur Street Special Use Permit Decision

## **IX Public Comments and Communications**

All comments and handouts from the speaker at the podium will go through the Chair, also there will not be any interaction between the podium and audience. If these rules cannot be followed, the Chair can terminate this portion of the meeting.

## **X Correspondence**

At this time the Chair will ask if any correspondence has been received to be read into the record.

## **XI Staff Reports**

Citizen Planner/webinar update to maintain credit.

## **XII Members Discussion**

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

## **XIII Adjournment**

## **CITY OF MANISTEE PLANNING COMMISSION**

70 Maple Street  
Manistee, MI 49660

### **MEETING MINUTES**

October 3, 2019

A meeting of the Manistee City Planning Commission was held on Thursday, October 3, 2019 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:11 pm by Chair Wittlieff followed by the Pledge of Allegiance.

#### **ROLL CALL**

Members Present: Michael Szymanski, Bob Slawinski, Rochelle Thomas, Marlene McBride, Pamela Weiner, Roger Yoder and Mark Wittlieff

Members Absent: None

Others: Kyle Storey (City Zoning Administrator), Mike Szokola (GIS/Planner 1), Rob Carson (County Planning Director) and Nancy Baker (Recording Secretary)

#### **APPROVAL OF AGENDA**

Motion by Commissioner Slawinski, second by Commissioner Thomas to approve the October 3, 2019 Agenda as printed.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride, Yoder and Wittlieff

No: None

#### **APPROVAL OF MINUTES**

Motion by Commissioner McBride, seconded by Commissioner Szymanski to approve the September 5, 2019 Planning Commission Meeting minutes as prepared.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride, Yoder and Wittlieff

No: None

#### **PUBLIC HEARING**

NW Properties LLC- 70 Arthur Street

Public Hearing Opened at 7:13 pm

Ryan Fitzsimmons of NW Properties and partners of Meds Café LLC, applicant of 70 Arthur Street Special Use Permit, gave a brief background of his business experience along with the

background of his business partners Michael Atkins and Scott Schroeder. He stated some of their action steps and goals. He reviewed the building's design layout plan.

Special Use Permit stipulations. Staff recommendations; add rain garden to north open green space, rotate dumpster to align with end of parking row, facilitate connection to neighboring parcels to south. Fire Department stipulations; fire suppression system, add knox box. DPW; curb cuts need to meet commercial standards for construction and dimensionally, property sheet drain surface water to the south and east, need to show proposed storm water conveyance.

Mr. Storey stated all Special Use Permits are to include the following: if parcel is sold the Special Use Permit must go with the parcel, all work must be completed as required, site must be developed to plan specifications, existing pole signs must be removed, all site plans using the word "proposed" must be changed to "install", sites with parking space changes must change parking calculations and resubmit for approval to the Planning Department as a non-substantive change, must have interconnections to neighboring parcels via easement on west and east side of parcel and agreements written into deed which allow for movement across property lines, site plans must be resubmitted for parcels affected showcasing said connections for vehicular movement, soil erosion permits required thru Manistee County, all parcels to have fire suppression system, all parcels must have a knox box on the building for Fire Department entrance, SUP valid for 2 years as determined by Planning Commission, sign permits required through Planning Department with zoning approval finalized by Planning Commissioner agreement, applicant must schedule an appointment when work is completed for Zoning Administrator approval, and provide digital CAD files and site plans to Planning Department and surveys to County Register of Deeds.

Mr. Storey stated this permit can be denied or granted at the next scheduled Planning Commission meeting. This meeting will be the first Thursday of November.

Mr. Fitzsimmons stated there are several plan options for the space in the back part of the parcel however there are no specific plans at this point.

Public Comment opened at 7:40 pm  
There was no public comment.

The Public Hearing was closed at 7:40pm

#### **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

#### **NEW BUSINESS**

None

#### **OLD BUSINESS**

##### **1. 461 Fifth Street Special Use Permit**

Mr. Storey stated this was an approved SUP from October 4, 2018 for a Bed and Breakfast at 461 Fifth Street. The grantee was unable to fulfil the permit within the time frame and therefore is requesting a permit extension.

Renee Cook, owner, stated she was unable to fulfil the permit because the restoration was contingent on the sale of her other home which sold just 4 months ago. She has accomplished some foundation work and landscaping which includes work on a backyard patio and firepit. She is obtaining contractor bids with renovation plans on some electrical and plumbing work, porch work, reroofing, stairway remodeling and adding bathrooms. Phase 2 is to work on the garage and some upgrading to the kitchen. The site plan includes parking on the parcel.

Staff's recommendation is to extend the Special Use Permit until December 31, 2020.

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski to extend the Special Use Permit for 461 Fifth Street until December 31, 2020.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride, Yoder and Wittlieff

No: None

## **2. 240 Arthur Street Special Use Permit**

Mr. Storey stated the Planning Commission can vote to deny or grant the 240 Arthur Street Special Use Permit.

Mr. Storey stated all Special Use Permits are to include the following: if parcel is sold the Special Use Permit must go with the parcel, all work must be completed as required, site must be developed to plan specifications, existing pole signs must be removed, all site plans using the word "proposed" must be changed to "install", sites with parking space changes must change parking calculations and resubmit for approval to the Planning Department as a non-substantive change, must have interconnections to neighboring parcels via easement on west and east side of parcel and agreements written into deed which allow for movement across property lines, site plans must then be resubmitted for parcels affected showcasing said connections for vehicular movement, soil erosion permits required thru Manistee County, all parcels to have fire suppression system, all parcels must have a knox box on the building for Fire Department entrance, SUP valid for 2 years as determined by Planning Commission, sign permits require through Planning Department with zoning approval finalized by Planning Commissioner agreement, applicant must schedule an appointment when work is completed for Zoning Administrator approval, and provide digital CAD files and site plans to Planning Department and surveys to County Register of Deeds.

Mr. Storey stated the Site Specific Stipulations were addressed at the last meeting. A new plan has been received with the 4 stipulations addressed on the plan with 2 awaiting DPW final review and approval. The stipulations are the curb entrance should be 31 feet wide, restrict the drive lane along US-31 as one way to the north, existing

gravel area along the west side should be paved and confirm with DPW regarding outlets of catch basin #1 and catch basin #2.

Motion by Commissioner Szymanski, seconded by Commissioner Thomas to accept the Special Use Permit with the provision that the DPW and the owner come to agreement regarding the stipulations.

With a Roll Call vote this motion passed 7 to 0.

Yes: Slawinski, Szymanski, Thomas, Weiner, McBride, Yoder and Wittlieff

No: None

#### **PUBLIC COMMENTS AND COMMUNICATIONS**

Trevor Wisniewski, 240 Arthur Street, thanked the Planning Commission for the approval. He stated the delinquencies on the original site plan have been addressed. There is a handshake agreement on securing funding for Lot 12 in the industrial area to start a growing and processing business.

#### **CORRESPONDENCE**

There was no Correspondence.

#### **STAFF**

There was no Staff report.

#### **MEMBERS DISCUSSION**

Commissioner Szymanski stated that at the last council meeting the Planning Commission reported that staff did an excellent job on the work done over the past year.

Commissioner Yoder inquired about the Washington School project. It was reported that the project has not begun.

Chair Wittlieff, 294 12<sup>th</sup> Street, self-storage unit is to be open from 7 am- 10 pm. He passed by the unit at 11:30 pm and the gate was still open. Mr. Storey will contact the owner of the unit and inform them of the situation.

#### **ADJOURNMENT**

Motion by Commissioner Szymanski, seconded by Commissioner Slawinski that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:58 pm.

The next regular meeting of the Planning Commission will be held November 7, 2019.

MANISTEE PLANNING COMMISSION

  
Nancy Baker, Recording Secretary



**PLANNING DEPARTMENT**  
**Kyle Storey**  
**Zoning Administrator**  
**395 Third St. Manistee, Michigan 49660**  
(231) 398-3576  
Fax (231) 398-3526  
kstorey@manisteecountymi.gov

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Date: 10/29/2019

To: City of Manistee Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: 254 River Street – Special Use Permit Request – Marihuana Grow Facility

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Dear Commission,

Attached is the completed application for the team that will be presenting on Nov. 7<sup>th</sup> pertaining to a Marihuana grow facility in the former Iron Works Building at 254 River Street. The order for Public Hearing will be as follows:

- 1) The Public Hearing for 254 River Street
  - Applicant shall present their report
  - City staff shall give recommendations/comments
  - The hearing will be opened for public comments
  - Close Public Hearing

It will be announced at the meeting that the team has 15-20 minutes to present with questions to follow. No decisions shall be made regarding granting or denying of this Special Use Permit at this meeting. Due to the complexity of this plan as well as keeping the same consistency with Marihuana related applications; the results of this Meeting will be made at the next Planning Commission meeting, on Dec. 5<sup>th</sup>.

Please contact me at (231) 398-3576 if you have any questions or concerns.

Kyle Storey

Manistee County Planner  
City of Manistee Zoning Administrator

**APPLICATION TO CITY OF MANISTEE  
PLANNING COMMISSION  
FOR SPECIAL USE PERMIT**

(Revised 9/30/19)

TO THE PLANNING COMMISSION OF THE CITY OF MANISTEE:

The applicants hereby submit the enclosed written statement pursuant to Section 1801C. of the City of Manistee Zoning Ordinance, in support of its application for a special use permit:

1. Applicants' Name and Address:

Lakeshore Cultivation, LLC  
Attn: Kenneth B. Armour  
4660 N. Breton Court, SE  
Suite 102  
Kentwood, MI 49508  
(810) 499-8381

254 River Street, LLC  
Attn: Kenneth B. Armour  
4660 N. Breton Court, SE  
Suite 102  
Kentwood, MI 49508  
(810) 499-8381

Attorney for Applicants:

David W. Charron  
Charron Law  
5020 East Beltline, NE, Ste 201B  
Grand Rapids, MI 49525  
(616) 363-0300

2. Name and Address of Owner of  
Property:

254 River Street, LLC  
Attn: Kenneth B. Armour  
4660 N. Breton Court, SE  
Suite 102  
Kentwood, MI 49508



3. Name, Address, City and Phone  
Number of the Individual who  
Prepared Plans:

**Alta Survey**  
Patrick Bentley  
Spicer Group, Inc.  
302 River Street  
Manistee, MI 49660  
(231) 794-5620

**Interior Drawings and Partial  
Landscape Plan**

James Brodi  
Create3Architecture  
645 Oakleigh Drive  
Grand Rapids, MI 49504  
(616) 734-9314

**New Interior Renovation and  
Site Upgrade (Rear Building/  
Lighting/Parking/Refuse Plan)**

Morgan M. Landon, P.E.  
2054 Brandon Drive NW  
Manistee, MI  
(616) 890-9321

The Common Description of the Property:

254 River Drive  
Manistee, MI 49660

Parcel No. 5151-448-702-01

5. Legal Description of the Property:

Lots 1 thru 12, Block 2, FILER & SMITHS ADDITION TO VILLAGE OF MANISTEE and part of reservations lying North of North line of Ashland Street, and East of East line of Jones Street, Southerly of Manistee River and Westerly of the center line of Cross Street if extended Northwesterly as Block 2 City of Manistee.

The property is depicted on the ALTA survey of the Spicer Group which was previously distributed to the City.

6. Present and Proposed Land Use.

There are two building structures on the property. The front building (approximately 35,000 sq ft plus mezzanine) is empty except for approximately 1,000 square of space of space which is currently used for the Café 1907 restaurant, operated by Café 1907, LLC. The rear building (approximately 30,000 sq ft) is presently occupied under a lease and currently used for the storage of mineral products extracted from local mines.

The proposed land use is for a Medical Marijuana Facility involving Grower, Processor, Secure Transporter and Safety Compliance licenses authorized and defined under Chapter 866 of the City of Manistee ordinances and the laws of the State of Michigan in the rear building and in a small portion of the front building.

7. Current Zoning: The property is located in the P-D Peninsula District.

8. Narrative Describing in Detail the Proposed Special Use and Why the Location Selected is Appropriate.

Lakeshore Cultivation, LLC has been granted prequalification status by the State of Michigan for a grower, processor, secure transporter and safety compliance license (the "Licenses", **Exhibit 1**). A state operating license for these purposes will not be issued until municipal approval is approved for the use and location of the licensed activities. Lakeshore Cultivation, LLC plans to lease space in the property for such purposes. Other companies may also acquire similar licenses and seek to utilize the space following municipal approval. All state requirements and definitions associated with the Licenses are incorporated by reference, and such requirements and definitions describes and limits the four uses in detail.

The subject buildings are appropriate because they are bordered by other industrial uses and sheltered by the river. The existing buildings are functionally obsolete but may be rehabilitated in a beneficial manner to facilitate the special use. In the process, the special use will create jobs for the local economy. The City has identified this area of River Street for redevelopment with this proposed special use in mind.

This application requests that the rear building (**Exhibit 2** - Morgan M. Landon, P.E.) be approved for the special use, as well as two areas in the front building. The front building areas delineated as Phase I and Phase II on **Exhibit 3** (Create3Architecture). One space is a floor area on the west side of the building. A nine foot wall will be

created to separate it from the rest of the interior of the front building. The other space contains the existing mezzanine area above the floor space, which runs the length of the River Street side of the building. It is approximately 24 feet above the floor level and therefore secure due its height. The 49% footprint limitation for grow facilities will be satisfied. Some of the licensed activities do not involve "grow" activities, but rather administrative tasks which are more similar to typical office uses. Many of the areas in the front building will be used for the non-grow licensed activities.

As other mixed uses are developed for the front building, it is anticipated that the uses authorized by the Special Use Permit will be reduced and possibly eliminated. Unfortunately, the plan to integrate residential and hotel uses into the front building has been delayed. A restrictive covenant was placed upon the property by a former owner and it prevents the use of the structure for residential purposes. It is being removed by negotiation at the present time. Commercial, office and industrial uses are not currently precluded by the restrictive covenant.

If the uses of the front building are undertaken under the Special Use Permit, the areas depicted on Phase I and Phase II will be serviced by a new entrance on the east side of the building, as depicted on **Exhibit 4** (Create 3 Architecture). All parking will use the parking lot adjacent to the rear building and depicted on **Exhibit 2**. The additional parking lot at the corner of Cross and River Street (also depicted on **Exhibit 2**) will not be constructed, unless and until mixed uses are permitted on the property which require additional parking.

Refuse containers will be installed in the parking lot of the rear building, inside the southern fence, immediately to the west of the delivery dock. The dock is in the area delineated on Exhibit 2 as "deliveries".

9. Statement of the Expected Effect of the Special Use on Emergency Service Requirements.

No effects are anticipated.

10. Statement of the Expected Effect of the Special Use on Schools.

No effects are anticipated.

11. Statement of the Expected Effect of the Special Use on Storm Water Systems.



No effects are anticipated. The building is serviced by an existing storm sewer and any discharges would be limited.

12. Statement of the Expected Effect of the Special Use on Sanitary Sewer Facilities.

No effects are anticipated. The building is serviced by an existing sanitary sewer and any discharges would be limited.

13. Statement of the Expected Effect of the Special Use on Automobile and Truck Circulation Patterns.

No effects are anticipated. The use is situated in an existing industrial area serviced by River Street and Cross Street. Those streets and other connector streets lead to US-31.

14. Statement of the Expected Effect of the Special Use on Local Traffic Volumes.

No effects are anticipated. The special use will not generate significant traffic volume. Only one truck shipment is anticipated weekly. River Street, Cross Street and other connector streets were constructed to handle more significant truck traffic previously associated with the operation of the former steel mill, foundry and natural gas processing center which was located on the site. The existing streets are underutilized public streets and their traffic volume will not be negatively impacted by the proposed use. Truck traffic will only impact River Street and a small segment of Cross Street.

15. Additional Material Information Necessary to Consider the Impact of the Project Upon Adjacent Properties.

A special use permit must be granted under Manistee City Ordinance 866.04 before licenses for a Grower, Processor, Secure Transporter or Safety Compliance may be issued for a Medical Marijuana Facility (the "Licenses").

16. Additional Material Information Necessary to Consider the Impact of the Project on the General Public.

a. *Measures to Control Soil Erosion.*

This request involves the use of the interior of an existing building. There are no external modifications to the building needed for the use and consequently no soil erosion concerns are involved. Consumers Energy has existing soil erosion control measures in place as well as a soil erosion control permit for



the rear of the building. They reconstructed the building's parking lot with this permit. No outside modifications to the property are proposed other than security fencing (**Exhibit 1**) and the erection of a modest entrance to the building from River Street, depicted on the Interior and Landscaping Plan (**Exhibit 4**), if the front building is used for licensed purposes.

b. *Measures to Control Shoreline Protection.*

This request involves the use of an existing building, with no exterior building modifications. The building is away from waterways, and no shoreline protection is required. Consumers Energy has existing soil erosion control measures in place which continue to serve as shoreline protection.

c. *Measures to Control Excessive Noise.*

No excessive noise is expected because this request involves agricultural uses within an existing building, with limited use of mechanical or heavy equipment.

d. *Measures to Control Adverse Impact of Development on Surrounding Properties.*

The use will be undertaken inside an existing building situated on the property, away from the view of surrounding properties. There will be no adverse impact on surrounding properties.

e. *Measures to Control Elevations on All Buildings, Including Accessory Buildings.*

Current site elevations will be maintained.

f. *Environmental Assessment.*

No physical changes to the environment are contemplated and consequently, no environmental assessment is warranted. The uses will be confined to the interior of the subject buildings. No use outside the building is contemplated.

17. Additional Supporting Statements, Evidence, Data, Information and Exhibits That Address the Standards and Requirements for Assessing Special Use Permit Applications as Provided in Section 1802.

None.

1. The Special Use is consistent with the adopted City of Manistee Master Plan;
2. The Special Use is designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facility, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services;
5. The Special Use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community;
6. The Special Use will not involve uses, activities, processes, materials and equipment that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare or odors.
7. The Special Use will meet the intent and purposes of the zoning ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

18. Approximate Date for Commencement of Activities: 180 days after City approval of Special Use Permit and Licensing. Once the site is approved for a special use permit and local permits are issued for the requested purposes, the State of Michigan will issue licenses to Lakeshore Cultivation, LLC for the permitted purposes.

19. Exhibits. This application includes the following exhibits:

ALTA Survey of Premises - Spicer Group (Large copies already provided).

Exhibit 1 Preliminary License Approval from State of Michigan.

Exhibit 2 Rear Building, Lighting, Parking and Refuse Plan

Exhibit 3 Floor Plan of Front Building

Exhibit 4 Interior and Landscaping Plan




20. Truck Traffic Data. The applicant anticipates that one semi-truck delivery per week will occur. The delivery will generally be made during daylight hours, and typically in the middle of the week., to facilitate operations. One waste disposal truck is anticipated to visit the site each week to empty dumpsters located near the delivery loading dock.
21. Refuse Disposal Facilities. A waste disposal area suitable for the placement of two conventional dumpsters on a side by side basis is desired and it will be located immediately to the west of the existing loading dock in the rear of the building (**Exhibit 1**). The dumpsters will be placed on top of an area which is a combination of reinforced concrete and asphalt. The location is not visible from the road and therefore it will not be screened from view. It will be located within the perimeter of security fencing.
22. Security Fencing. Security fencing will be erected around the parking lot and delivery loading docks, as well as a gate mechanism. The fencing will incorporate existing fencing to the extent possible and be at the same height as existing fencing.
23. Sign Setback. No signage is requested. The buildings will continue to be non-descript in character.

This application modifies and supercedes the application previously furnished to the Planning Commission on or about March 21, 2019.

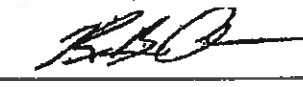
Respectfully submitted,

Dated: September 30, 2019

LAKESHORE CULTIVATION, LLC, a  
Michigan limited liability company

By:   
Kenneth B. Armour  
Its: Member

254 RIVER STREET, LLC, a Michigan  
limited liability company

By:   
Kenneth B. Armour  
Its: Manager

## Exhibit 1





GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

VIA US MAIL

Date: March 21, 2019

Addressee: Lakeshore Cultivation MI, LLC

Address: c/o Pollicella & Associates, 4312 E. Grand River  
Howell, MI 48843

RE: Prequalification status for your pending application

Dear Applicant:

The Medical Marijuana Licensing Board considered your partial application for prequalification status on March 21, 2019 and determined that you have prequalification status pursuant to the licensing provisions of the Medical Marijuana Facilities Licensing Act (MMFLA) and Administrative Rule 5 (R 333.205). This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements in Administrative Rule 7 (R 333.207) are completed. A state operating license for a marijuana facility cannot be issued at this stage of the application. During final application review, the board will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a facility license application (Step 2) for each state operating license for which you wish to apply. You may submit a paper application online through the Accela Citizen Access Portal on the bureau website at [www.michigan.gov/bmr](http://www.michigan.gov/bmr) or your application may be submitted by mail or in person.

**Mailing Address:**

Department of Licensing & Regulatory Affairs  
Bureau of Marijuana Regulation  
Marijuana Facility Licensing  
P.O. Box. 30205  
Lansing, MI 48909

**In Person:**

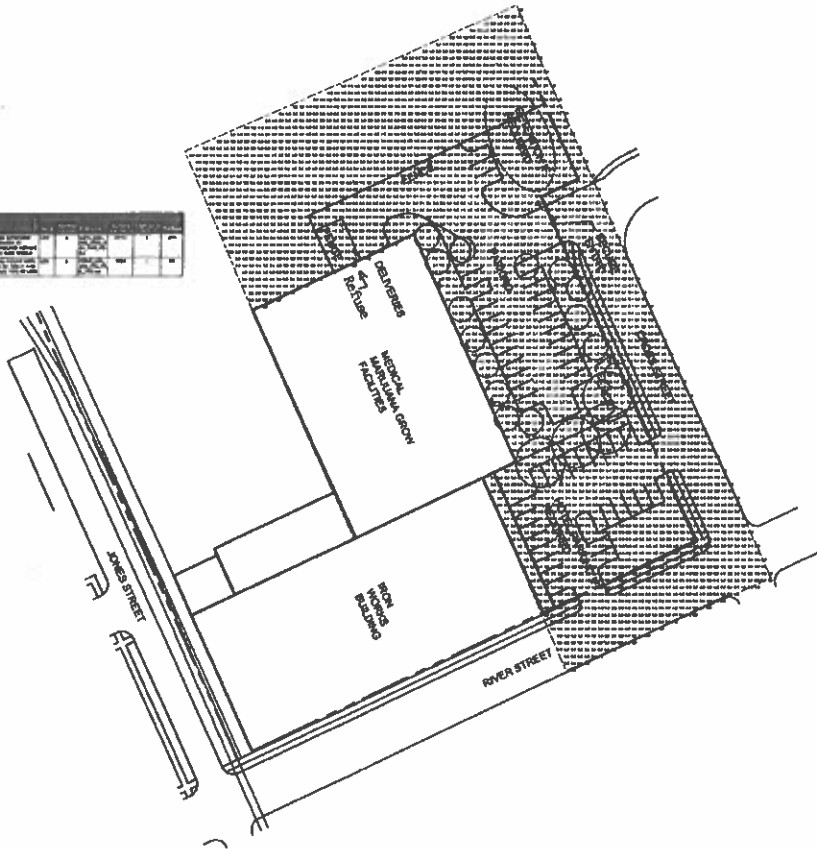
Department of Licensing & Regulatory Affairs  
Bureau of Marijuana Regulation  
Marijuana Facility Licensing  
2407 North Grand River  
Lansing, MI 48906

Sincerely,

Andrew Brisbo, Director  
Bureau of Marijuana Regulation  
Michigan Department of Licensing and Regulatory Affairs



## Exhibit 2



New Interior Remodel and Site Upgrade for  
**Lakeshore Cultivation**  
98 Grand Street  
Beverly Hills, Michigan 48009

**MOORE & LUNDY, P.C.**  
Architects  
10000 E. 14th Avenue, Suite 100  
Denver, CO 80231

DATE	REVISION
10/1/2011	1.0



**E102**

## Exhibit 3



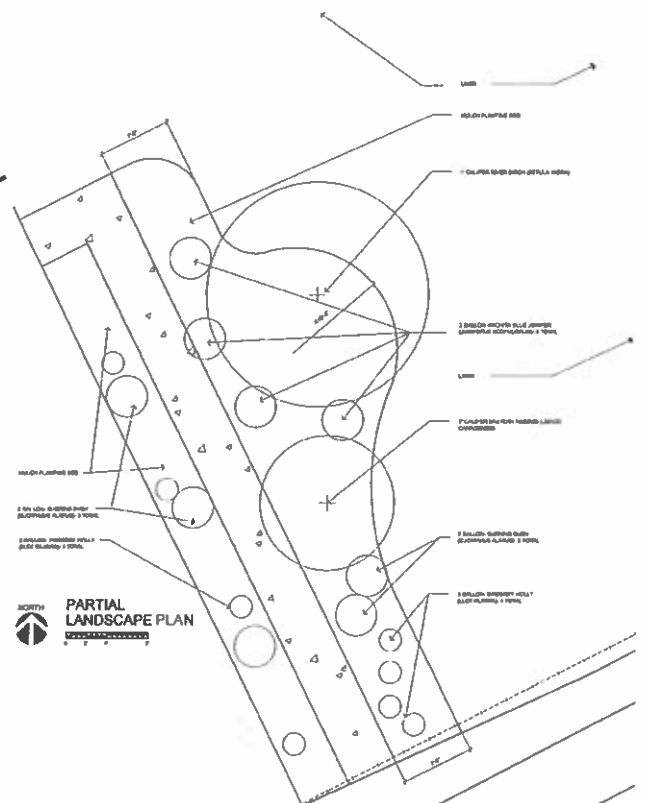


# IRON WORKS BUILDING

08.01.19



## Exhibit 4



## 08.01.19





## Parking Calculations 254 River St.

### Medical Marijuana Grow Facilities

Industrial and warehouse uses

One space for each employee during the time the largest number of employees are present  
Plus five spaces for visitors.

10 employees with 7 being there at any one time = 7 parking spaces  
5 additional spaces for visitors  
12 spaces required

Per Exhibit 2 in the submittal packet

Sheet E102 shows a proposed parking lot for the medical marijuana grow facility  
The lot specific for the grow facility has 25 lots in it.

Planned lots = 25  
Required lots = 12

Surplus of 13 lots for possible future expansion.

### Phase 1 and Phase 2 are proposed housing units being added to the old iron works building

The exact number of units to be constructed is unknown at this time.

For Dwellings, the required parking is as follows:

Two spaces per dwelling unit for single family, duplex units and mobile homes.  
One and a half spaces for multi-family.

Per Exhibit 2 in the submittal packet

Sheet E102 shows a proposed parking lot next to phase 1 and 2  
The lot has 24 lots in it.

When the time comes to design Phases 1 & 2, the above parking calculations will be used. Additional parking may be added if needed.

# SITE RUNOFF QUANTITIES

SITE RUNOFF QUANTITIES			TOTAL RUNOFF VOLUME WITHOUT RESTRICTION (CFT)				PEAK DISCHARGE FROM SITE		
	AREA (SFT)	WEIGHTED C FACTOR	10 YEAR-24 HOUR STORM VOLUME (CFT)	25 YEAR-24 HOUR STORM VOLUME (CFT)	50 YEAR-24 HOUR STORM VOLUME (CFT)	100 YEAR-24 HOUR STORM VOLUME (CFT)	TIME OF CONCENTRATION, Tc (MINUTES)	10-YEAR RAINFALL INTENSITY @ Tc (INCHES/ HOUR)	10-YEAR PEAK DISCHARGE (CFS)
EXISTING RUNOFF CONTRIBUTION TO FLOOD AND RUNOFF VOLUME									
Impervious Area	186,781	0.90	43,512	55,944	65,690	78,322			
Gravel Area	0	0.70	0	0	0	0			
Pervious Area	113,737	0.20	6,835	8,530	10,047	11,942			
Totals	279,498	0.62	50,147	64,475	75,937	80,264	15	3.7	14.68

## PROPOSED RUNOFF CONTRIBUTION TO FLOOD AND RUNOFF VOLUME AND DETENTION

Impervious Area	180,558	0.90	50,021	64,313	75,747	80,039			
Gravel Area	0	0.70	0	0	0	0			
Pervious Area	88,940	0.20	5,210	6,571	7,858	9,250			
<b>Totals</b>	<b>279,498</b>	<b>0.68</b>	<b>55,210</b>	<b>70,884</b>	<b>83,605</b>	<b>89,377</b>	<b>15</b>	<b>3.7</b>	<b>18.88</b>

Difference in Runoff Volume (CFT): 5,063 5,469 7,668 9,113

Runoff Volume with Retention/ Infiltration/ Rain Gardens: 90,377

A minimum of 9,113 CFT of Storm detention will be provided for the difference in Runoff Volume between the Existing and Proposed Impervious Areas for the 100 year-24 hour storm event. Design of Storm System to be finalized upon site plan approval.

## Precipitation Frequency

10 Year - 24 Hour Rainfall 3.5  
25 Year - 24 Hour Rainfall 4.5  
50 Year - 24 Hour Rainfall 5.3  
100 Year - 24 Hour Rainfall 6.3

## NOAA Atlas 14 - Rainfall Total Amounts (City of Manistee)

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average Recurrence Period (years)									
	1	2	5	10	25	50	100	200	500	1000
1-min	0.284 (0.236-0.332)	0.345 (0.284-0.407)	0.432 (0.342-0.521)	0.517 (0.404-0.630)	0.644 (0.492-0.796)	0.809 (0.619-1.000)	0.982 (0.747-1.217)	1.16 (0.875-1.445)	1.34 (1.01-1.67)	1.52 (1.12-1.91)
3-min	0.416 (0.337-0.495)	0.494 (0.397-0.592)	0.632 (0.509-0.755)	0.757 (0.598-0.916)	0.942 (0.725-1.16)	1.18 (0.914-1.45)	1.36 (1.03-1.69)	1.54 (1.12-1.96)	1.72 (1.26-2.18)	1.90 (1.35-2.45)
5-min	0.488 (0.388-0.588)	0.571 (0.454-0.688)	0.713 (0.554-0.872)	0.837 (0.648-1.026)	1.01 (0.771-1.25)	1.24 (0.941-1.54)	1.42 (1.07-1.77)	1.6 (1.19-2.01)	1.78 (1.29-2.27)	1.96 (1.39-2.53)
10-min	0.516 (0.398-0.634)	0.608 (0.474-0.742)	0.76 (0.574-0.946)	0.891 (0.674-1.108)	1.07 (0.811-1.33)	1.29 (0.971-1.61)	1.47 (1.09-1.85)	1.65 (1.21-2.09)	1.83 (1.31-2.35)	1.99 (1.41-2.57)
15-min	0.531 (0.403-0.659)	0.625 (0.484-0.766)	0.781 (0.584-0.978)	0.912 (0.684-1.14)	1.09 (0.821-1.36)	1.31 (0.971-1.65)	1.49 (1.11-1.87)	1.67 (1.23-2.11)	1.85 (1.35-2.35)	1.99 (1.41-2.57)
30-min	0.551 (0.413-0.689)	0.645 (0.501-0.789)	0.801 (0.594-1.008)	0.932 (0.694-1.17)	1.11 (0.831-1.39)	1.33 (0.991-1.67)	1.51 (1.11-1.91)	1.69 (1.25-2.13)	1.87 (1.37-2.37)	1.99 (1.41-2.57)
1-hr	0.58 (0.43-0.73)	0.67 (0.51-0.83)	0.82 (0.61-1.03)	0.95 (0.71-1.19)	1.1 (0.83-1.37)	1.25 (0.95-1.55)	1.4 (1.05-1.75)	1.55 (1.15-1.95)	1.7 (1.25-2.15)	1.85 (1.35-2.35)
3-hr	0.61 (0.45-0.77)	0.7 (0.53-0.87)	0.85 (0.63-1.07)	0.98 (0.74-1.22)	1.13 (0.86-1.4)	1.28 (0.97-1.59)	1.43 (1.07-1.79)	1.58 (1.17-1.99)	1.73 (1.27-2.19)	1.88 (1.37-2.39)
6-hr	0.62 (0.46-0.78)	0.71 (0.54-0.88)	0.86 (0.64-1.08)	0.99 (0.75-1.23)	1.14 (0.87-1.41)	1.29 (0.98-1.6)	1.44 (1.08-1.8)	1.59 (1.18-1.99)	1.74 (1.28-2.2)	1.89 (1.38-2.4)
12-hr	0.63 (0.47-0.79)	0.72 (0.55-0.89)	0.87 (0.65-1.09)	1 (0.76-1.24)	1.15 (0.88-1.42)	1.3 (0.99-1.61)	1.45 (1.09-1.81)	1.6 (1.19-1.99)	1.75 (1.29-2.21)	1.9 (1.41-2.39)
24-hr	0.64 (0.48-0.8)	0.73 (0.56-0.9)	0.88 (0.66-1.1)	1.01 (0.77-1.25)	1.16 (0.89-1.43)	1.31 (0.99-1.63)	1.46 (1.1-1.82)	1.61 (1.2-1.99)	1.76 (1.3-2.22)	1.91 (1.43-2.39)
48-hr	0.65 (0.49-0.81)	0.74 (0.57-0.91)	0.89 (0.67-1.11)	1.02 (0.78-1.26)	1.17 (0.9-1.44)	1.32 (1.0-1.64)	1.47 (1.11-1.83)	1.62 (1.21-1.99)	1.77 (1.31-2.23)	1.92 (1.43-2.4)
96-hr	0.66 (0.5-0.82)	0.75 (0.58-0.92)	0.9 (0.68-1.12)	1.03 (0.79-1.27)	1.18 (0.91-1.45)	1.33 (1.01-1.65)	1.48 (1.12-1.84)	1.63 (1.22-1.99)	1.78 (1.32-2.24)	1.93 (1.44-2.42)
192-hr	0.67 (0.51-0.83)	0.76 (0.59-0.93)	0.91 (0.69-1.13)	1.04 (0.8-1.28)	1.19 (0.92-1.46)	1.34 (1.02-1.66)	1.49 (1.13-1.85)	1.64 (1.23-1.99)	1.79 (1.33-2.25)	1.94 (1.45-2.43)
384-hr	0.68 (0.52-0.84)	0.77 (0.6-0.94)	0.92 (0.7-1.14)	1.05 (0.81-1.29)	1.2 (0.93-1.47)	1.35 (1.03-1.67)	1.5 (1.14-1.86)	1.65 (1.24-1.99)	1.8 (1.34-2.26)	1.95 (1.46-2.44)
768-hr	0.69 (0.53-0.85)	0.78 (0.61-0.95)	0.93 (0.71-1.15)	1.06 (0.82-1.3)	1.21 (0.94-1.48)	1.36 (1.04-1.68)	1.51 (1.15-1.87)	1.66 (1.25-1.99)	1.81 (1.35-2.27)	1.96 (1.47-2.45)
1536-hr	0.7 (0.54-0.86)	0.79 (0.62-0.96)	0.94 (0.72-1.16)	1.07 (0.83-1.31)	1.22 (0.95-1.49)	1.37 (1.05-1.69)	1.52 (1.16-1.88)	1.67 (1.26-1.99)	1.82 (1.36-2.28)	1.97 (1.48-2.46)
3072-hr	0.71 (0.55-0.87)	0.8 (0.63-0.97)	0.95 (0.73-1.17)	1.08 (0.84-1.32)	1.23 (0.96-1.5)	1.38 (1.06-1.7)	1.53 (1.17-1.89)	1.68 (1.27-1.99)	1.83 (1.37-2.29)	1.98 (1.49-2.47)
6144-hr	0.72 (0.56-0.88)	0.81 (0.64-0.98)	0.96 (0.74-1.18)	1.09 (0.85-1.33)	1.24 (0.97-1.51)	1.39 (1.07-1.71)	1.54 (1.18-1.9)	1.69 (1.28-1.99)	1.84 (1.38-2.3)	1.99 (1.5-2.48)
12288-hr	0.73 (0.57-0.89)	0.82 (0.65-0.99)	0.97 (0.75-1.19)	1.1 (0.86-1.34)	1.25 (0.98-1.52)	1.4 (1.08-1.72)	1.55 (1.19-1.91)	1.7 (1.29-1.99)	1.85 (1.39-2.31)	2 (1.51-2.49)
24576-hr	0.74 (0.58-0.9)	0.83 (0.66-1.0)	0.98 (0.76-1.2)	1.11 (0.87-1.36)	1.26 (0.99-1.53)	1.41 (1.09-1.73)	1.56 (1.2-1.99)	1.71 (1.3-1.99)	1.86 (1.4-2.32)	2.01 (1.52-2.5)
49152-hr	0.75 (0.59-0.91)	0.84 (0.67-1.01)	0.99 (0.77-1.21)	1.12 (0.88-1.37)	1.27 (1.0-1.54)	1.42 (1.1-1.74)	1.57 (1.21-1.93)	1.72 (1.31-1.99)	1.87 (1.41-2.33)	2.02 (1.53-2.51)
98304-hr	0.76 (0.6-0.92)	0.85 (0.68-1.02)	1 (0.78-1.22)	1.13 (0.89-1.38)	1.28 (1.01-1.55)	1.43 (1.11-1.75)	1.58 (1.22-1.94)	1.73 (1.32-1.99)	1.88 (1.42-2.34)	2.03 (1.54-2.52)
196608-hr	0.77 (0.61-0.93)	0.86 (0.69-1.03)	1.01 (0.79-1.23)	1.14 (0.9-1.39)	1.29 (1.02-1.56)	1.44 (1.12-1.76)	1.59 (1.23-1.95)	1.74 (1.33-1.99)	1.89 (1.43-2.35)	2.04 (1.55-2.53)
393216-hr	0.78 (0.62-0.94)	0.87 (0.7-1.04)	1.02 (0.8-1.24)	1.15 (0.91-1.39)	1.3 (1.03-1.57)	1.45 (1.13-1.77)	1.6 (1.24-1.96)	1.75 (1.34-1.99)	1.9 (1.44-2.36)	2.05 (1.56-2.54)
786432-hr	0.79 (0.63-0.95)	0.88 (0.71-1.05)	1.03 (0.81-1.25)	1.16 (0.92-1.4)	1.31 (1.04-1.58)	1.46 (1.14-1.78)	1.61 (1.25-1.97)	1.76 (1.35-1.99)	1.91 (1.45-2.37)	2.06 (1.57-2.55)
1572864-hr	0.8 (0.64-0.96)	0.89 (0.72-1.06)	1.04 (0.82-1.26)	1.17 (0.93-1.41)	1.32 (1.05-1.59)	1.47 (1.15-1.79)	1.62 (1.26-1.98)	1.77 (1.36-1.99)	1.92 (1.46-2.38)	2.07 (1.58-2.56)
3145728-hr	0.81 (0.65-0.97)	0.9 (0.73-1.07)	1.05 (0.83-1.27)	1.18 (0.94-1.42)	1.33 (1.06-1.6)	1.48 (1.16-1.8)	1.63 (1.27-1.99)	1.78 (1.37-1.99)	1.93 (1.47-2.39)	2.08 (1.59-2.57)
6291456-hr	0.82 (0.66-0.98)	0.91 (0.74-1.08)	1.06 (0.84-1.28)	1.19 (0.95-1.43)	1.34 (1.07-1.61)	1.49 (1.17-1.81)	1.64 (1.28-1.99)	1.79 (1.38-1.99)	1.94 (1.48-2.4)	2.09 (1.6-2.58)
12582912-hr	0.83 (0.67-0.99)	0.92 (0.75-1.09)	1.07 (0.85-1.29)	1.2 (0.96-1.44)	1.35 (1.08-1.62)	1.5 (1.2-1.84)	1.65 (1.29-1.99)	1.8 (1.39-1.99)	1.95 (1.5-2.42)	2.1 (1.61-2.59)
25165824-hr	0.84 (0.68-1.0)	0.93 (0.76-1.1)	1.08 (0.86-1.3)	1.21 (0.97-1.45)	1.36 (1.09-1.63)	1.51 (1.19-1.83)	1.66 (1.3-1.99)	1.81 (1.4-1.99)	1.96 (1.51-2.43)	2.11 (1.62-2.6)
50331648-hr	0.85 (0.69-1.01)	0.94 (0.77-1.11)	1.09 (0.87-1.31)	1.22 (0.98-1.46)	1.37 (1.1-1.64)	1.52 (1.2-1.84)	1.67 (1.31-1.99)	1.82 (1.41-1.99)	1.97 (1.52-2.44)	2.12 (1.63-2.61)
100663296-hr	0.86 (0.7-1.02)	0.95 (0.78-1.12)	1.1 (0.88-1.32)	1.23 (0.99-1.47)	1.38 (1.11-1.65)	1.53 (1.21-1.85)	1.68 (1.32-1.99)	1.83 (1.42-1.99)	1.98 (1.53-2.45)	2.13 (1.64-2.62)
201326592-hr	0.87 (0.71-1.03)	0.96 (0.8-1.14)	1.11 (0.9-1.34)	1.24 (1.01-1.48)	1.39 (1.12-1.66)	1.54 (1.22-1.86)	1.69 (1.33-1.99)	1.84 (1.43-1.99)	1.99 (1.54-2.46)	2.14 (1.65-2.63)
402653184-hr	0.88 (0.72-1.04)	0.97 (0.81-1.15)	1.12 (0.91-1.35)	1.25 (1.02-1.5)	1.4 (1.13-1.67)	1.55 (1.23-1.87)	1.7 (1.34-1.99)	1.85 (1.44-1.99)	1.99 (1.55-2.47)	2.15 (1.66-2.64)
805306368-hr	0.89 (0.73-1.05)	0.98 (0.82-1.16)	1.13 (0.92-1.37)	1.26 (1.03-1.51)	1.41 (1.14-1.68)	1.56 (1.24-1.88)	1.71 (1.35-1.99)	1.86 (1.45-1.99)	1.99 (1.56-2.48)	2.16 (1.67-2.65)
1610612736-hr	0.9 (0.74-1.06)	0.99 (0.83-1.17)	1.14 (0.93-1.39)	1.27 (1.04-1.53)	1.42 (1.15-1.69)	1.57 (1.25-1.9)	1.72 (1.36-1.99)	1.87 (1.46-1.99)	1.99 (1.57-2.49)	2.17 (1.68-2.66)
3221225472-hr	0.91 (0.75-1.07)	1 (0.84-1.18)	1.15 (0.94-1.38)	1.28 (1.05-1.54)	1.43 (1.16-1.7)	1.58 (1.26-1.92)	1.73 (1.37-1.99)	1.88 (1.47-1.99)	1.99 (1.58-2.49)	2.18 (1.69-2.67)
6442450944-hr	0.92 (0.76-1.08)	1.01 (0.85-1.19)	1.16 (0.95-1.39)	1.3 (1.06-1.56)	1.44 (1.17-1.71)	1.59 (1.27-1.91)	1.74 (1.38-1.99)	1.89 (1.48-1.99)	1.99 (1.59-2.5)	2.19 (1.7-2.68)
12884901888-hr	0.93 (0.77-1.09)	1.02 (0.86-1.2)	1.17 (0.96-1.4)	1.31 (1.07-1.55)	1.45 (1.18-1.72)	1.6 (1.28-1.94)	1.75 (1.39-1.99)	1.9 (1.5-1.99)	1.99 (1.59-2.51)	2.2 (1.71-2.69)
25769803776-hr	0.94 (0.78-1.1)	1.03 (0.87-1.21)	1.18 (0.97-1.41)	1.32 (1.08-1.56)	1.46 (1.19-1.73)	1.61 (1.29-1.93)	1.76 (1.41-1.99)	1.91 (1.51-1.99)	1.99 (1.59-2.51)	2.21 (1.72-2.7)
51539607552-hr	0.95 (0.79-1.11)	1.04 (0.88-1.22)	1.19 (0.98-1.42)	1.33 (1.09-1.57)	1.47 (1.2-1.74)	1.62 (1.3-1.94)	1.77 (1.42-1.99)	1.92 (1.52-1.99)	1.99 (1.59-2.51)	2.22 (1.73-2.71)
103079215104-hr	0.96 (0.8-1.12)	1.05 (0.89-1.23)	1.2 (0.98-1.43)	1.34 (1.1-1.58)	1.48 (1.21-1.75)	1.63 (1.31-1.95)	1.78 (1.43-1.99)	1.93 (1.53-1.99)	1.99 (1.59-2.51)	2.23 (1.74-2.72)
206158430208-hr	0.97 (0.81-1.13)	1.06 (0.9-1.24)	1.21 (1.01-1.43)	1.35 (1.11-1.59)	1.49 (1.22-1.76)	1.64 (1.32-1.96)	1.79 (1.44-1.99)	1.94 (1.54-1.99)	1.99 (1.59-2.51)	2.24 (1.75-2.73)
412316860416-hr	0.98 (0.82-1.14)	1.07 (0.91-1.25)	1.22 (1.02-1.44)	1.36 (1.12-1.6)	1.5 (1.23-1.77)	1.65 (1.33-1.97)	1.8 (1.44-1.99)	1.94 (1.54-1.99)	1.99 (1.59-2.51)	2.25 (1.76-2.74)
824633720832-hr	0.99									





**commercial building / water frontage**

## 254 River Street - Iron Works

**Parcel Number**

51-448-702-01

**Current Owner**

Manistee Iron Works LLC  
33 Lake Street  
Manistee, MI 49660

**Sale Information**

11/4/1996 | \$345,000

**Current Zoning**

P-D Peninsula

**2018 S.E.V.**

\$367,900

**2018 Taxable Value**

\$173,002

**Reports**

Numerous Environmental  
Iron Works Feasibility Study  
Manistee Peninsula Neighborhood  
Revitalization Action Plan

**Potential Incentives**

Brownfield  
MEDC – Community Development  
and Assistance Programs

**Contact owner at**

231.723.9508



70 Maple Street  
Manistee, MI 49660

Thad Taylor  
City Manager  
231.398.2801  
[ttaylor@manisteemi.gov](mailto:ttaylor@manisteemi.gov)

Denise Blakeslee  
Planning & Zoning Director  
231.398.2805  
[dblakeslee@manisteemi.gov](mailto:dblakeslee@manisteemi.gov)

*For additional  
information  
please contact*

*This property is located in the peninsula zoning district where there are many options for mixed use development of the property with frontage on the Manistee River Channel*



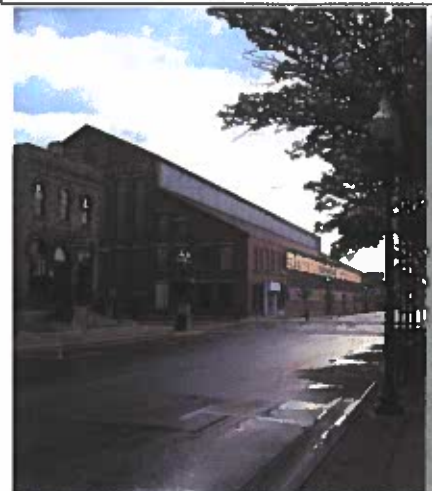
The property at 254 River Street was home to the Iron Works which opened in 1907. The main building is 260 foot long, 120 foot wide with staggering 70 foot tall ceilings with 12 foot beams.

Attached to the main building are two warehouses, the main warehouse is 30,000 square feet in size along with a smaller 3,675 square foot attached building.

**Tax Roll Description:** FILER & SMITHS  
ADD LOTS 1 THRU 12 & PART OF  
RESERVATION LYING N OF N LI OF  
ASHLAND ST + E OF E LI OF JONES ST +  
SLY OF MANISTEE RIVER & W'LY OF C/L  
OF CROSS ST IF EXT NW'LY. BLK 2. 6.43  
A\*M/L \_\_\_\_P.ADDR: 254 RIVER ST

**LOT DIMENSIONS**

<b>Size</b>	6.43 acres +/-
<b>Frontage</b>	396 feet +/- River St 615 feet +/- Jones St 305 feet +/- Cross St
<b>Depth</b>	irregular







# Aerial View 254 River Street







***The Iron Works Building at 254 River Street is conveniently located one block from one of the busiest intersections in the City of Manistee east of Historic Downtown Manistee. This prime location is only a short walk away from the numerous stores, theaters, and restaurants. The potential for development at this site is endless.***

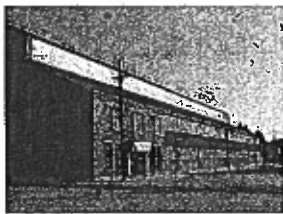


Stop Light



**254 RIVER ST MANISTEE, MI 49660** (Property Address)

Parcel Number: 51-448-702-01



Item 1 of 8 6 Images / 2 Sketches

**Property Owner: MANISTEE IRON WORKS LLC****Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1995
  - # of Buildings: 6
  - Total Sq.Ft.: 76,799
- > Assessed Value: \$362,700 | Taxable Value: \$169,444
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	MANISTEE IRON WORKS LLC 33 LAKE ST MANISTEE, MI 49660	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2017**

<b>Property Class</b>	201 COMMERCIAL	<b>Unit</b>	51 CITY OF MANISTEE
<b>School District</b>	MANISTEE PUBLIC	<b>Assessed Value</b>	\$362,700
<b>UNITS</b>	No Data to Display	<b>Taxable Value</b>	\$169,444
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$362,700
<b>TOTAL SQ FT</b>	Not Available	<b>Date of Last Name Change</b>	09/01/2010
<b>FRCL ACTION</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>IND DEV DIST</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$366,300	\$366,300	\$167,933
2015	\$364,300	\$364,300	\$167,431
2014	\$364,100	\$364,100	\$164,795

**Land Information**

<b>Zoning Code</b>	Not Available	<b>Total Acres</b>	6.430
<b>Land Value</b>	\$450,200	<b>Land Improvements</b>	\$33,419
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2005 CM-RIVER ST - COMM EAST	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

----RENAISSANCE ZONE---- FILER & SMITHS ADD LOTS 1 THRU 12 & PART OF RESERVATION LYING N OF N LI OF ASHLAND ST + E OF E LI OF JONES ST + SLY OF MANISTEE RIVER & W'LY OF C/L OF CROSS ST IF EXT NW'LY. BLK 2 6.43 A\*M/L \_\_\_\_P ADDR: 254 RIVER ST [(SALE(87) 1487 0207 (96) 1640 0358 (03) 3839 0063, 3843 0619

## Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acres of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/04/1996	\$345,000.00	WD		SENG'S LIMITED LLC.	WARRANTY DEED	640/358

## Building Information - 0.00 sq ft User-Defined (Commercial)

Floor Area	0 sq ft	Estimated TCV	\$8,305
Occupancy	User Defined	Class	D
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1995	Year Remodeled	Not Available
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	86%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	6 yrs

## Building Information - 39824.00 sq ft Warehouses - Storage (Commercial)

Floor Area	39,824 sq ft	Estimated TCV	\$107,709
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

## Building Information - 900.00 sq ft Warehouses - Storage (Commercial)

Floor Area	900 sq ft	Estimated TCV	\$2,629
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	18 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1955	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

## Building Information - 3675.00 sq ft Warehouses - Storage (Commercial)

Floor Area	3,675 sq ft	Estimated TCV	\$10,735
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	18 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1955	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs

## Building Information - 30000.00 sq ft Warehouses - Storage (Commercial)

Floor Area	30,000 sq ft	Estimated TCV	\$116,190
Occupancy	Warehouses - Storage	Class	D
Stories Above Ground	1	Average Story Height	32 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1960	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	43 yrs



## Building Information - 2400.00 sq ft Warehouses - Storage (Commercial)

<b>Floor Area</b>	2,400 sq ft	<b>Estimated TCV</b>	\$6,751
<b>Occupancy</b>	Warehouses - Storage	<b>Class</b>	D
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	16 ft
<b>Basement Wall Height</b>	Not Available	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1970	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	100%	<b>Heat</b>	Space Heaters, Gas with Fan
<b>Physical Percent Good</b>	35%	<b>Functional Percent Good</b>	50%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	43 yrs

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

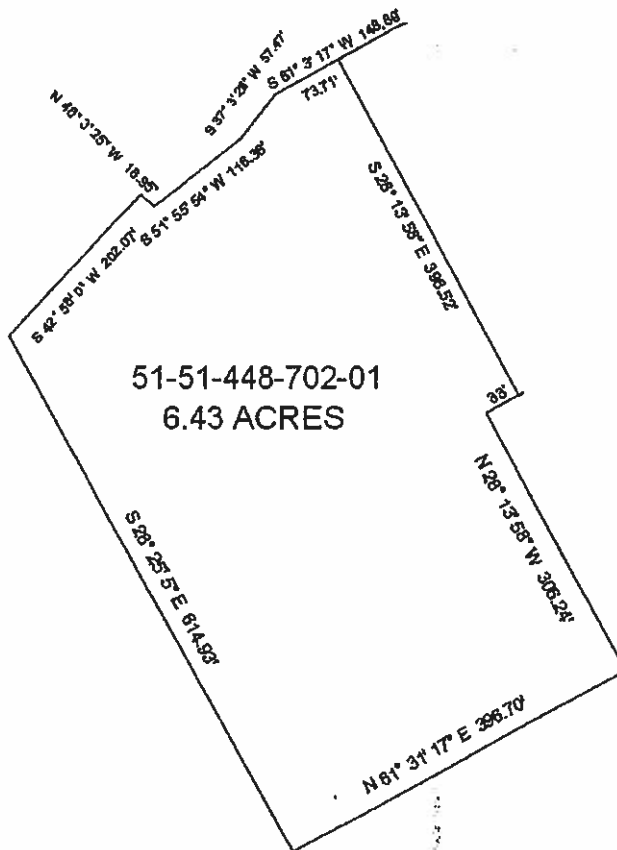
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**Image/Sketch for Parcel: 51-448-702-01**

ASHLAND STREET VACATED?  
SKETCH DRAWN AS CONVEYED  
BY LIBER 640 PAGE 358



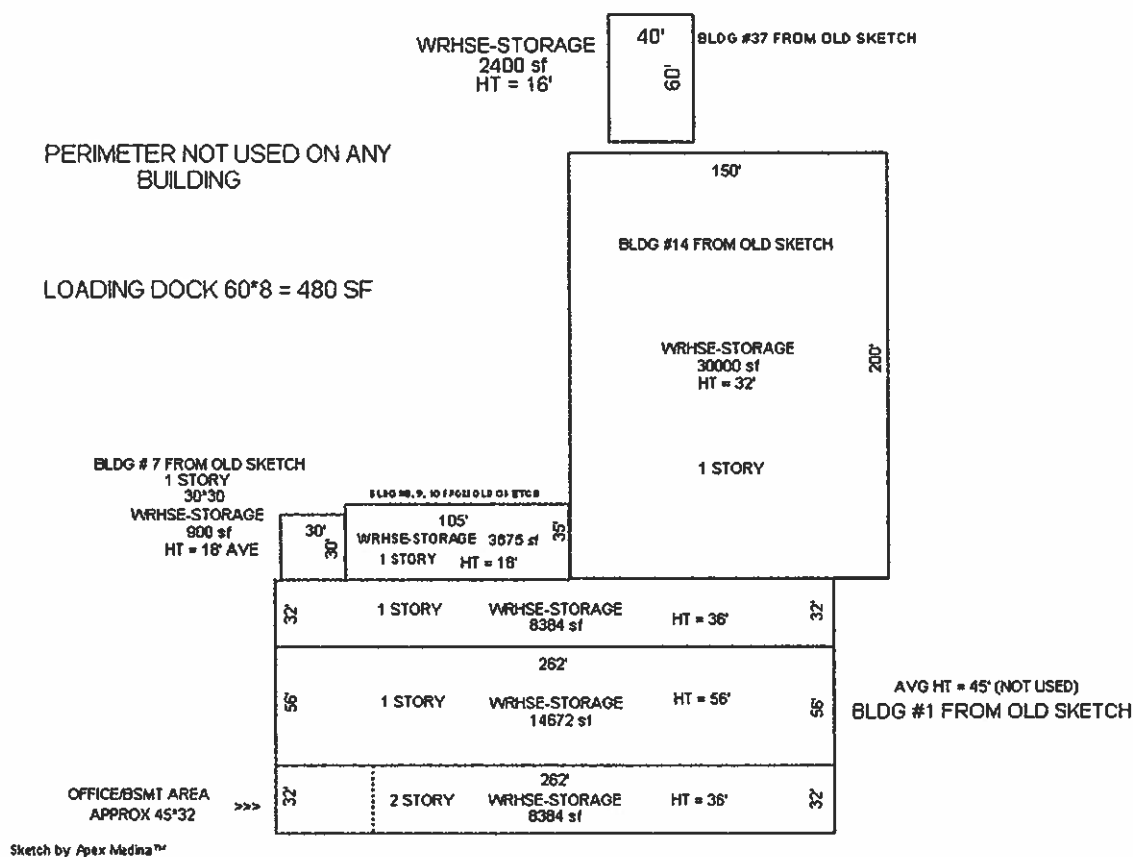
Sketch by Apex Medina™

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## Image/Sketch for Parcel: 51-448-702-01



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**PLANNING DEPARTMENT**

(231) 723-6041

Fax (231) 723-1718

planning@manisteecountymi.gov

Manistee County Courthouse 395 Third Street Manistee, Michigan 49660

10/21/2019

Dear Property Owner or Occupant,

You are receiving this letter as you own or reside on property which is within 300 feet of a Special Use Permit request. The Special Use Permit requested pertains to the Marihuana Business. You are located within said distance of the following properties applying for a Special Use Permit:

1. 254 River Street: Parcel Number 51-448-702-01

The Special Use Permit request and application can be found on the City's website at [www.manisteeemi.gov](http://www.manisteeemi.gov) or by visiting the City Clerk's Office at City Hall, 70 Maple St. Manistee, MI or by visiting the Manistee County Planning Department at 395 Third St. Manistee, MI.

A public hearing is set for Thursday, November 7<sup>th</sup>, 2019 at 7:00pm in the Council Chambers, City Hall 70 Maple St. Manistee, MI. You may attend the public hearing to provide comments on the proposed Special Use Permit or you may provide written comments with signature to the Manistee County Planning Department. Written comments must be received by 1pm on November 7<sup>th</sup>.

Sincerely,

Kyle Storey  
Manistee County Planner  
Manistee City Zoning Administrator



PHONE # 231-326-5188

0-25-19 Dear MR. Storey, Thank you for sending me this letter regarding "Special Use Permit" for Marihuana. My name is John Raz and as of now, I own 3 rental properties in the City of Manistee. 58 LAKE ST - 74 HANCOCK + 82 GREENBUSH. I'm 100% for this Marihuana Business. This will bring many needed jobs for your community, and make good use of the old IRON WORKS building at the same time. I have no personal interest with anyone involved, but I'm for it!





**PLANNING DEPARTMENT**  
**Kyle Storey**  
**Zoning Administrator**  
**395 Third St. Manistee, Michigan 49660**  
(231) 398-3576  
Fax (231) 398-3526  
kstorey@manisteecountymi.gov

---

Date: 10/29/2019

To: City of Manistee Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: 537 Cypress Street – Special Use Permit: Site Plan Requirements

---

Dear Commissioners,

537 Cypress Street is seeking a Special Use Permit (SUP). The parcel is currently zoned R-2, or Medium Density Residential, which allows for additional uses through a SUP. The parcel has seen many different uses in the past that didn't require a SUP or site plan. The parcel owner is calling into question the Zoning Ordinance's Special Use Permit requirements for a site plan. The Special Use Permit 'Data Required' section 1801 (B) of the City of Manistee Zoning Ordinance is attached in its entirety on subsequent page for your review.

- Please note 1801(B)(2) as well as 1801(B)(5)

The Planning Department recommends any Special Use Permit being applied for in a district, that once allowed special uses without site plan review, to obtain a survey and site plan for the parcel in question. This will ensure the parcel complies with current zoning, master plan, current building safety needs and has necessary City infrastructure in place to support the use being applied for.

The resident questioning Special Use Permit site plan requirements will be in attendance and may answer any questions the Planning Commission may have.

Thank you,

A handwritten signature in black ink, appearing to read 'K. Storey'.

Kyle Storey  
Manistee County Planner  
City of Manistee Zoning Administrator

## **SECTION 1801: SPECIAL USE PROCEDURES – DATA REQUIRED SECTION**

**B. Data Required.** For submission to the Planning Commission Twelve (12) copies of an application for a Special Use permit shall be presented to the Zoning Administrator and accompanied by the following documents and information. [Annotation: The language for submission to the Planning Commission was added by amendment 07-12, effective 5/29/07]

1. A complete Special Use permit application including the following information:
  - a. Name and address of applicant and owner(s).
  - b. Legal description, property parcel number, and street address of the subject parcel of land.
  - c. Area of the subject parcel of land stated in acres, or if less than one (1) acre, in square feet.
  - d. Present zoning classification of the parcel.
  - e. Present and proposed land use.
  - f. A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.
  - g. Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.
  - h. Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.
  - i. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in this Article and other standards imposed by this Ordinance affecting the special use under consideration.
  - j. Declaration of property ownership, purchase agreement or evidence of agent interest in the parcel that is the subject of the request.

[Annotation: Item J was added by amendment 07-12, effective 5/29/07]
2. A complete Site Plan containing all the applicable data required by [Article 22](#), Site Plans.
3. Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in **Section 1802**.
4. Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by **Section 2203, E, 2**, an environmental assessment as required by **Section 2203, E, 1**, a market study as required by **Section 2203, E, 3**, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment. (Note: the Planning Commission may request this additional information after the Public Hearing on the application.) [Annotation: Note was added by amendment 07-12, effective 5/29/07]
5. The Zoning Administrator may, with the approval of the Planning Commission, waive the submission of materials outlined in this Section if such materials are determined to be not applicable to the proposed Special Use or relevant to the consideration of the Planning Commission.



**PLANNING DEPARTMENT**  
**Kyle Storey**  
**Zoning Administrator**  
**395 Third St. Manistee, Michigan 49660**  
(231) 398-3576  
Fax (231) 398-3526  
kstorey@manisteecountymi.gov

---

Date: 10/29/2019

To: City of Manistee Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: 266/270 Third St. Zoning Amendment Request – Thoroughbred Boat Co.

---

Dear Commissioners,

A Zoning Ordinance amendment is being applied for at 266 & 270 Third Street pertaining to a boat assembly facility. The location of this parcel is in the R-2 Medium Density Residential District on a Key Street Segment. This facility was once a boat assembly facility. The applicant is seeking a Zoning Ordinance amendment along a Key Street segment, which would permit this operation under a Special Use Permit. A step-by-step guide, the application, and subsequent materials are following this memo. Section 532 KEY STREET SEGMENTS outlines specific language and locations of the segments.

The applicant will be in attendance and may answer any questions the Planning Commission has. This is a preliminary discussion to see the Planning Commission's thoughts as to the feasibility of this application at a later date.

Thank you,

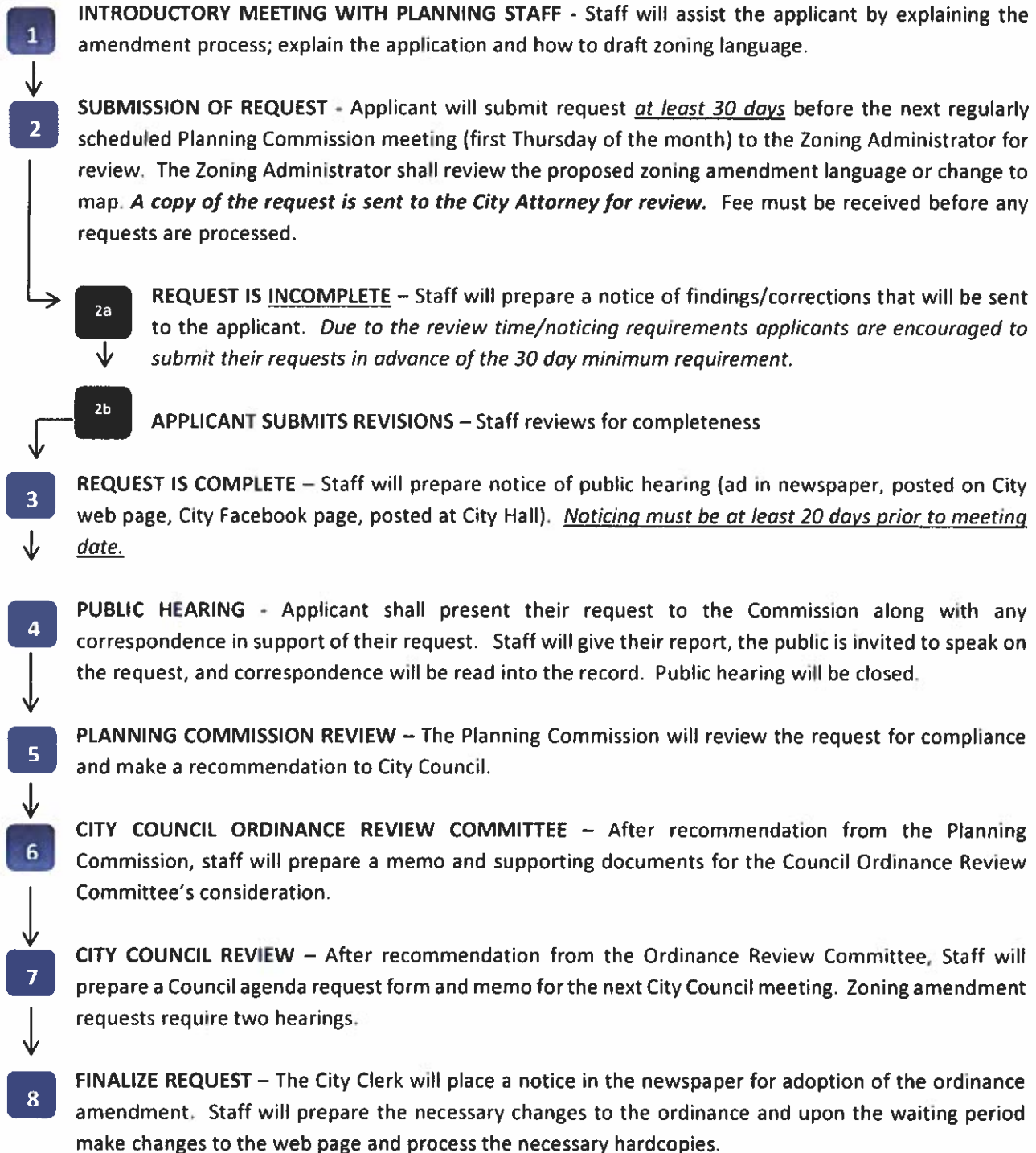
A handwritten signature in black ink, appearing to be 'KS' or 'KStorey', written over a light blue horizontal line.

Kyle Storey  
Manistee County Planner  
City of Manistee Zoning Administrator

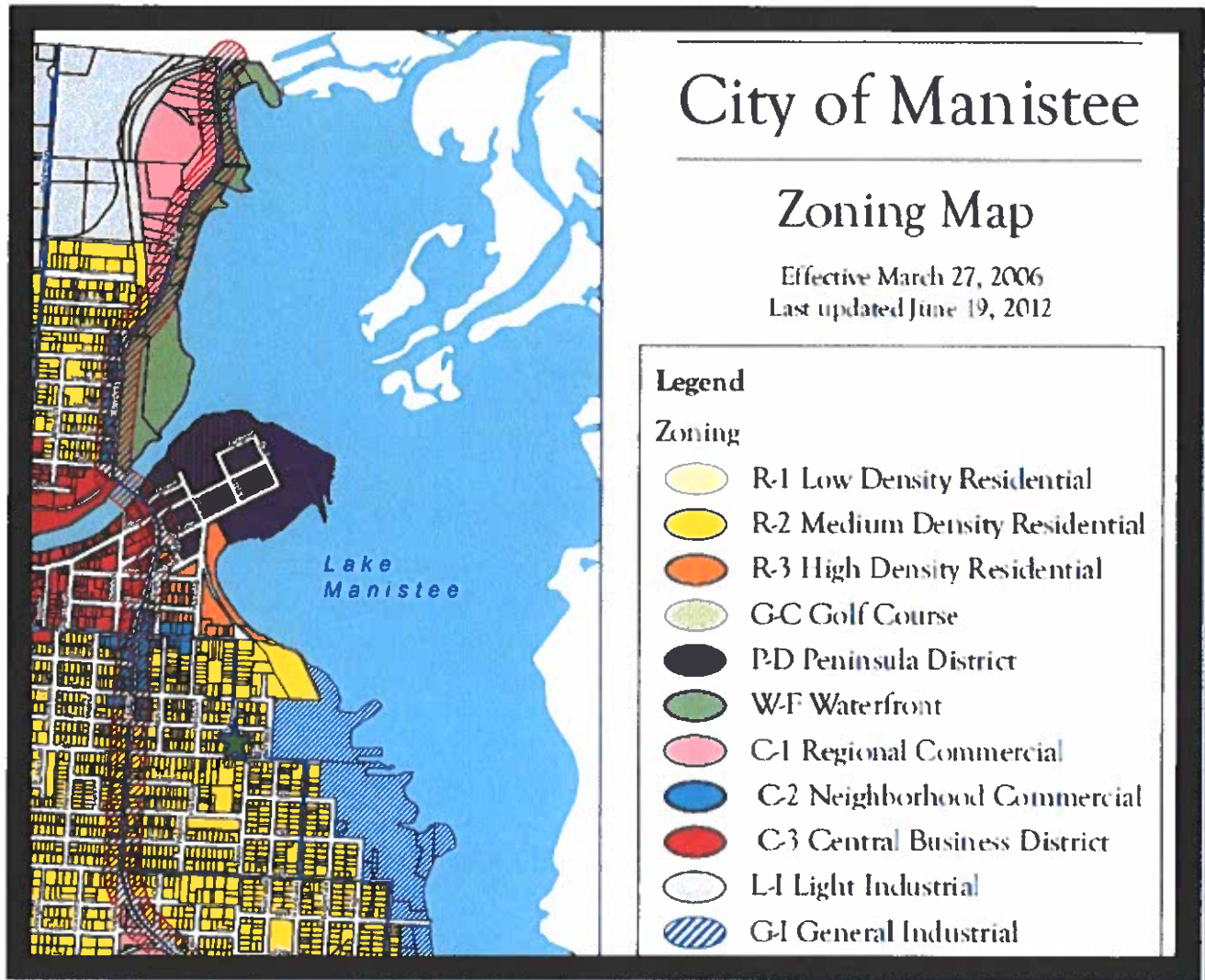




## Zoning Amendment Requests Planning Commission A Step-By-Step Guide







★ = Approximate location of parcel in question.



## **SECTION 532**

### **KEY STREET SEGMENTS**

Key street segments are located throughout the City and are identified on the zoning map. Key street segments tend to include a mix of land uses, and, due to traffic patterns, are appropriate locations for certain uses within a zoning district. If a property fronts on a key street segment, certain uses shall be permitted as Special Land Uses that are not otherwise permitted in other locations throughout the zoning district boundaries. For the purposes of this ordinance the following street segments as described here and as illustrated on the City of Manistee Zoning Map, shall be considered key street segments:

- A. US-31, from the northerly City limits to the southerly City limits
- B. Main Street, from the southerly City limits to 13<sup>th</sup> Street
- C. 13<sup>th</sup> Street, from Main Street to Vine Street
- D. Vine Street, from 13<sup>th</sup> Street to 8<sup>th</sup> Street
- E. 8<sup>th</sup> Street, from Vine Street to US-31
- F. Kosciusko Street, from 8<sup>th</sup> Street to 5<sup>th</sup> Street
- G. 5<sup>th</sup> Street, from Kosciusko Street to Sibben Street
- H. Sibben Street, from 5<sup>th</sup> Street to 1<sup>st</sup> Street
- I. 1<sup>st</sup> Street, from Sibben Street to Tamarack Street
- J. Cedar Street, from 1<sup>st</sup> Street to Water Street
- K. Water Street, from Cedar Street to Maple Street
- L. Maple/Washington Streets, from 4<sup>th</sup> Street to the northerly City limits
- M. Fifth Avenue, from Maple/Washington Streets to Hastings Street
- N. Glocheski Street for its entire length





October 9, 2019

**City of Manistee**  
Planning and Zoning  
395 Third Street  
Manistee, MI 49660

**Re: Zoning Amendment Request**  
Thoroughbred Boat Company  
266/270 Third Street  
Manistee, MI 49660

Parcel Numbers: 51-51-572-713-17 / 51-51-512-275-17  
Legal descriptions attached in supporting documents

Rob,

The above-mentioned property is located in the city of Manistee on the corner of Sibben and Third Streets and is owned by Michael and Nan Kamaloski. This location is a part of the Key Street segment in the City of Manistee.

We are interested in initiating a boat assembly facility utilizing this property and feel it is an ideal location for this business to start and operate. This will allow for the assembly of manufactured parts to make a completed watercraft vessel through a special use permit. The proposed will not have any significant effect on emergency city service requirements, schools, storm water systems, sanitary sewer facilities, automobile, truck patterns, and local traffic volume.

As a light manufacturing boat assembly facility, there will be very little noise and no chemical emissions, as all of the composite manufacturing is done out of the area. Manufacturing hours are planned between the hours of 7:00 am through 5:00 pm. Office hours may vary slightly within these hours. We will have approximately 10 employees within the first year with a maximum of 18. There will be plenty of parking on site for all employees and will not impede normal residential street parking. Deliveries to this location will be minimal and during working hours.

Our goal is to improve and maintain the existing buildings and site, which will enhance the area both environmentally and architecturally. Our facility will promote a friendly interaction between the surrounding neighborhoods. This site has had many improvements over the past 3 years with several more planned.

We are seeking a zoning ordinance amendment along a Key Street segment, which would permit this operation under a Special Use Permit.

Warm regards,

Michael R. Kamaloski



Planning & Zoning  
395 Third Street  
Manistee, MI 49660  
231.723.6041 (phone)  
231.398.3526 (fax)

## Zoning Amendment Request

Please Print

Zoning Amendment Request Requirements		
<p><b>Request must be received 30 days prior to the City of Manistee Planning Commission meeting to be placed on the agenda.</b> Notice of the Public Hearing shall be held before the Planning Commission. Notice shall include publication in a newspaper and posting in City Hall. <b>Fee for Petition of Zoning Amendment is \$1,000.00</b> which needs to be submitted with the application. You or your representative should be present at the meeting to explain your request to the Planning Commission and to answer any questions. After the public hearing, the Planning Commission will make a recommendation to the City Council. Two readings are required for Zoning Amendments at regularly scheduled Council Meetings. The City Council will consider final action on your petition.</p>		
Applicant Information		
Name of Owner: <u>MINAN PROPERTIES - MICHAEL &amp; ALAN KAMALOSKI</u>		
Address: <u>3903 LAKESHORE DRIVE, MANISTEE, MI 49660</u>		
Phone #: <u>231-920-8789</u>	Cell#: <u>SAME</u>	e-mail: <u>MRKAMALOSKI@YAHOO.COM</u>
Name of Agent (if applicable):		
Address:		
Phone #:	Cell#:	e-mail:
Property Information		
Address: <u>270 THIRD STREET</u>		Parcel # <u>51-51-572-713-17 / 51-51-512-275-17</u>
Present use of Property: <u>OFFICE SPACE &amp; STORAGE</u>		
This area is <input type="checkbox"/> un-platted, <input type="checkbox"/> will be platted <input checked="" type="checkbox"/> is platted - Name of Plat:		

RE-ZONE AMENDMENTS	
<input type="checkbox"/>	Re-Zone: Rezone Parcel # _____ from _____ to _____
<b>Attach narrative stating the reason for the change.</b>	
Has a previous application for a variance, special use permit or re-zoning on this land been made in the past?	
<input checked="" type="checkbox"/>	yes <input type="checkbox"/> no. If yes when <u>5-22-1997</u> Decision: <input checked="" type="checkbox"/> approved <input type="checkbox"/> denied
<input checked="" type="checkbox"/>	<b>Please answer the following questions</b>
<input checked="" type="checkbox"/>	State specifically the reason for this Amendment request at this time
<input checked="" type="checkbox"/>	Legal Description of Property affected
<input checked="" type="checkbox"/>	List of Deed Restrictions (cite Liber & Page)
<input checked="" type="checkbox"/>	Names and addresses of all persons, firms or corporations having a legal or equitable interest in the land
<input checked="" type="checkbox"/>	Will this re-zoning be in conformance with all adopted development plans of the City of Manistee?
<input checked="" type="checkbox"/>	Will this re-zoning be in conformance with all adopted development plans of and Manistee County?
<input checked="" type="checkbox"/>	What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?
<input checked="" type="checkbox"/>	Does the proposed re-zoning conform to the plans? If not, why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.



**Site Plan Requirements***May be waived by the Zoning Administrator*

Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

**TEXT AMENDMENTS**☒ **Text Amendment:**

Amend Article \_\_\_\_\_ Section \_\_\_\_\_ to [☐ delete, ☐ supplement, or ☐ clarify] the Manistee City Zoning Ordinance. **Attach copy of proposed ordinance language.**

**Authorization****CERTIFICATION AND AFFIDAVIT:**

The undersigned affirm(s) that he/she/they is/are the ☐ owner, ☐ owner's representative, involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature: Michael R. Kandelak Date: 10-16-2019

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☒ By checking this box permission is given for Planning Commission Members to make a site inspection if desired.

**Office Use Only**

Fee: ☐ \$1,000.00

Receipt #

Date Received:

Hearing Date:

PC -

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF MAY 22, 1997

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, May 22, 1997 at 7:00 P.M. in the Police Department, 70 Maple Street, Manistee, Michigan.

## AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1.
    - 2.
  - B. Site Plan Reviews:
    - 1. A & A Marina
    - 2. Dick Garten - Dick's Barber Shop
    - 3. Axce/Hoogland - Lot Split & Combination
    - 4.
  - C. Questions, Concerns and Consideration of Matters
    - 1. Kurt Schindler, County Planner - County Land Use Plan
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (5/1/97)
  - B. Unfinished Business:
    - 1.
    - 2.
  - C. New Business:
    - 1. County Land Use Plan
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
Lori Dennen, Administrative Assistant  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WCYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardalee, Assessor



02 DEC 1996

PARCEL NUMBER : 51 51 512 713 17  
 COUNTY : Manistee 201  
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30  
 PROPERTY LOCATION: ZONED: TD  
 CLINGAN CONSULTING INC  
 PO BOX 20  
 LUDINGTON MI 49431  
 MAILING ADDRESS(S):  
 J & K FABRICATION  
 PO BOX 584  
 MANISTEE MI 49660

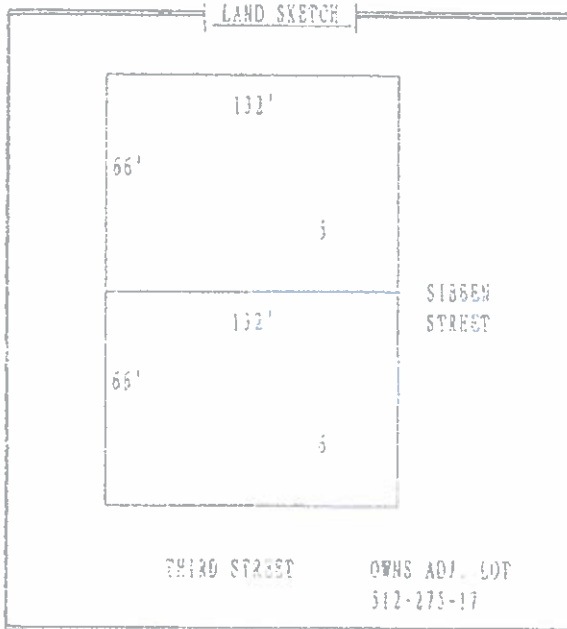
SALES INFORMATION						
GRANTEE	DATE	INSTR	LIBR	PAGE	SALE PRICE	
J & K FABRICATION	02/01/93	4	570	1145	50,000	

DESCRIPTION	DATE	AMOUNT
TEAR DOWN	03/19/68	

TRUE CASH VALUE							
YEAR	LAND	BUILDINGS	CODE	HMST	ASSESSMENT	EQUALIZED	TAXABLE
1996	19,800	54,483	0	0	32,000	32,000	31,868
1995	0	0		0	31,000	31,000	31,000
1994	0	0			31,000	31,000	
1993	0	0			31,000		

EXAMINED BY: JB  
 EXAMINE DATE: 06-01-93  
 INTERVIEWED: JB & GM  
 PROPERTY CLASS: Commercial

Improved, Platted  
 Level, Landscaped  
 Curb, Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Wat



LAND COMPUTATIONS					RATE	VALUE
SIZE	FACTOR	DESCRIPTION				
132	1.00	132*132			125	16,500

LAND IMPROVEMENTS

Sl/Lf/Ea Rate DeprCost

LEGAL DESCRIPTION:  
 SIBBINS ADD LOTS 5 + 6 BLOCK 7 P. ADDR: 123  
 SIBBEN ST (SALE(92) 3562 1633, 3564 1450 (93) 500  
 4570 1145

TENTATIVE 1997

1997 FINAL VALUES:			
PROPERTY BASE VALUE :	16,500	TOTAL TRUE CASH VALUE:	48,708
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	24,400
TRUE CASH VALUE :	16,500	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	STC/MTY ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	24,400
NRBD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	24,400
BLDGS TOTAL TRUE CASH:	32,208	CAPPED VALUE:	32,750
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE:	24,400

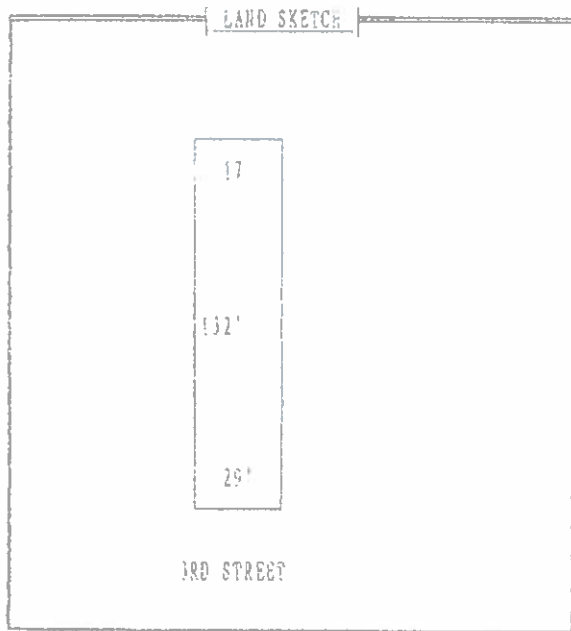


02 DEC 1996

PARCEL NUMBER : 51 51 512 275 17  
 COUNTY : Manistee 201  
 SCHOOL DISTRICT: MANISTEE AREA PUBLIC SCHO 30  
 PROPERTY LOCATION: ZONED: TD  
 CLINGAN CONSULTING INC  
 PO BOX 20  
 LUDINGTON MI 49431  
 MAILING ADDRESS(S):  
 J & K FABRICATION INC  
 PO BOX 584  
 MANISTEE MI 49650

SALES INFORMATION							
GRANTEE	DATE	INSTR	LIER	PAGE	SALE PRICE		
	02/01/93	4	570	1145	50,000		
DESCRIPTION				DATE	AMOUNT		
TRUE CASH VALUE							
YEAR	LAND	BUILDINGS	CODE	HNST	ASSESSMENT	EQUALIZED	TAXABLE
1996	4,350	0	0	0	1,200	1,200	1,200
1995	0	0		0	1,200	1,200	1,200
1994	0	0			1,200	1,200	
1993	0	0			1,200		

EXAMINED BY: JB  
 EXAMINE DATE:  
 INTERVIEWED:  
 PROPERTY CLASS: Commercial



Level

Curb, Electric, Gas, Paved Road, Sidewalk, Sanitary Sewer, Storm Sewer, Wat

LAND COMPUTATIONS				
SIZE	FACTOR	DESCRIPTION	RATE	VALUE
26	1.00	29*132	125	3,625

LAND IMPROVEMENTS

SI/LI/BS Rate DeprCost

## LEGAL DESCRIPTION:

PT GOVT LOT 2 COM SW COR LOT 6 BLK 7 STIBBENS ADD, W  
 29 FT, N 132 FT, E 29 FT, S 132 FT TO POB SEC 12  
 T21N R17W EAST OF 276 3RD ST || SALE(92) 3563 1583,  
 3564 1450 (93) 500 4570 1145

99. 101.80  
 70 80.00

1997 FINAL VALUES:			
PROPERTY BASE VALUE :	3,625	TOTAL TRUE CASH VALUE:	3,625
NEIGHBORHOOD FACTOR:	1.00	CALCULATED ASSESSMENT:	1,800
TRUE CASH VALUE :	3,625	ASSESSMENT OVERRIDE:	
LAND IMPROVEMENT BASE:	0	CLASS FACTOR APPLIED:	1.00000
COST NEW MULTIPLIER:	NA	BOR ASSESSMENT:	
DEPRECIATION :	NA	SPC/MTT ASSESSMENT:	
NEIGHBORHOOD ECF :	NA	FINAL ASSESSMENT:	1,800
NEFD LAND FACTOR :	NA	EQUALIZATION FACTOR:	1.00000
TRUE CASH VALUE :	0	STATE EQUALIZED VALUE:	1,800
BLOGS TOTAL TRUE CASH:	0	CAPPED VALUE:	1,233
HOMESTEAD PERCENT:	0%	TOTAL TAXABLE VALUE:	1,233

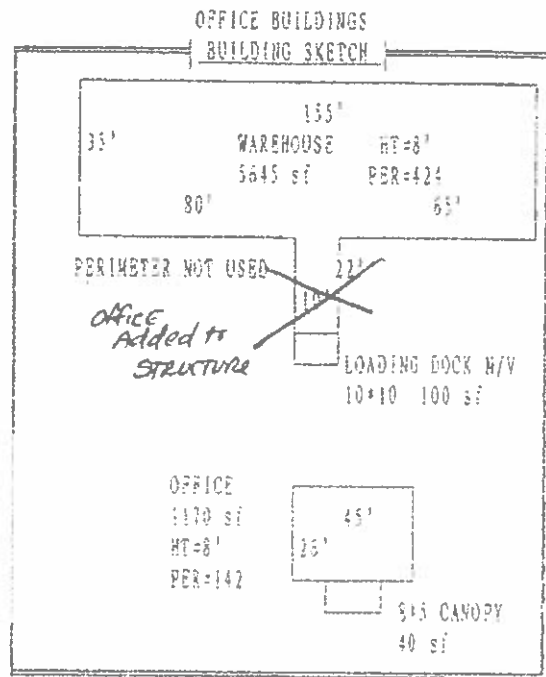
TENTATIVE  
 1997



PARCEL NUMBER: 51 51 572 713 17	NAME: CLINCAN CONSULTING INC		
IMPROVEMENTS:	SF/LI/SA	Rate	Cost
Calculator	Wood/steel studs	1170	27.21
	29.90: Low(Q) .91'h NA(p)		31836
Calculator	Wall or floor furnace,	-1170/nc	
	Forced air furnace,	1170/nc	
	GAS FORCED AIR VS. WALL FURNACE		
Paving -	2" asphalt on 2" base	5200/nc	
Chain Link	2" mesh, # 7 wire, 6' height	160/nc	
Service	Canopies, Steel	40	9.40
	9.40: 1(Q)		376

ADJUSTMENTS or Enhancing/Detracting Influences  
 ROOF REPAIRED 992  
 TANKS & PUMPS N/V N/P  
 NO PRICE ON GAS FORCED AIR VS. WALL FURNACE

LEDCM: Rate Adjustment Modifiers  
 h Story Height multiplier.  
 p Perimeter/Area Ratio multiplier.  
 Q Quality Column



Building/Section : 1  
 Building Class : D Condition : FAIR  
 Basement Wall Ht : Checked On : JB  
 Number of Stories : 1 Checked By : 01 JUN 19 3  
 Perimeter Units : Extended On : 02 DEC 1956  
 Ground Floor Area: 1,170 Extended By : MJ  
 Story/Bldg Height: 8 /  
 Depreciation Used: 2 1/3 NEIGHBORHOOD:  
 Year Built : 1960 OLD US-31 TRANS. COMM.  
 Year Remodeled : 1930 Condition : Stable  
 Effective Age : 20 Class : C & D

ALL BUILDINGS	BASE COST	COST NEW	TRUE CASH
OFFICE BUILDINGS	32,212	32,212	19,714
WHS	14,999	14,999	12,495

THIS BUILDING: BASE COST : 32,212  
 MULTIPLIER : 1.000000 ESTIMATED COST NEW: 32,212  
 DEP+PUNC+ECOM: .600000 DEPRECIATED COST : 19,327  
 BUILDING ECF : 1.020000 TRUE CASH VALUE : 19,714

TOTAL BUILDING(S) TRUE CASH VALUE:	32,209
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PARCEL ID: 51 51 572 713 17



PARCEL NUMBER: 51 51 572 713 17

NAME: CLINGAN CONSULTING INC

IMPROVEMENTS:		SF/LF/EA	Rate	Cost
Calculator	Wood/steel studs - pole frame 8.50: Low(Q) .87(n) NA(p)	5645	7.40	41773
10. Heating	Space heaters, with fan or radiant .00: .87(h) NA(p)	-5645	.87	-4911
	NO HEAT			
8.	Warehouses,,Storage .11: 1(Q) 1.00(a) NA(n)	-5645	.33	-1863
	NO PLUMBING			

LEGEND: Rate Adjustment Modifiers

- h Story Height multiplier.
- p Perimeter Area Ratio multiplier.
- Q Quality Column
- (a) Architect multiplier.
- (n) Number of Stories multiplier.

WAREHOUSES-STORAGE

BUILDING SKETCH

WAREHOUSE  
5645 sf

SEE ATTACHED

P/A POLE CONSTRUCTION

Building/Section : 1  
Building Class : 0  
Basement Wall Ht :  
Number of Stories : 1

Perimeter/Units :  
Ground Floor Area : 5.645  
Story/Bldg Height : 8 /  
Depreciation Used : 3 %

Year Built : 1960  
Year Remodeled :  
Effective Age : 1953

BASE COST : 34,999  
MULTIPLIER : 1.000000  
ESTIMATED COST NEW: 34,999  
DEPRECIATION : .330000  
FUNCTIONAL : 1.000000  
ECONOMIC : 1.000000  
DEPRECIATED COST : 12,250  
BUILDING ECF : 1.020000

TRUCK CASH VALUE:	12,495
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51 51 572 713 17

RP ASSUMED 1510 (S)

5425

EXIST'G. BLDG.  
150' x 35' (NIF)

1200

OFFICE  
ADDITION:  
30' x 40'  
(NIF)

GRASS  
AREA

360' (S)

H.V. PARKING:  
8'-0" x 20'-0" W/  
ACCESS AISLE  
OF 8'-0" x 20'-0"

GRASS AREA

5' CONC. SIDEWALK

EXIST'G. ASPHALT  
PAVING TO REMAIN

20'-0"

1300

EXIST'G. BLDG.  
40' x 28' (NIF)

OFFICE

GRASS  
AREA

GRASS AREA

4'-5' CONC. SIDEWALK

GRASS AREA

SIBBEN STREET

6' + 11' R.O.S. + R.E.E. +



**PLANNING DEPARTMENT**  
**Kyle Storey**  
**Zoning Administrator**  
**395 Third St. Manistee, Michigan 49660**  
(231) 398-3576  
Fax (231) 398-3526  
kstorey@manisteecountymi.gov

Date: 10/29/2019

To: Manistee County Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: Lower Story Homestead Zoning Amendment discussion

Dear Commissioners,

It has been brought to the Planning Department's attention about a certain type of housing in the Historical area of Manistee's C-3: Central Business District (CBD). A resident has made it clear that their proposed type of housing, called a **lower-story dwelling unit**, is necessary to be allowable in this area for specific reasons. including obtaining homesteading tax credits.

The Planning Department concurs that current language in the ordinance should be looked at and highly consider adding inclusionary language for other housing types in the CBD. Below is current language for **"Upper Story Dwelling Unit"** that is being brought to your attention.

**SECTION 1504      UPPER STORY DWELLINGS**

- A. Upper story dwellings are permitted in existing structures within the C-3 district. New structures proposing upper story dwellings shall be governed as a mixed use.
- B. Upper story dwellings shall be accessed by a secure entrance dedicated for the exclusive use of building residents and guests.
- C. No commercial or office use shall be located on the same floor as a residential use.
- D. No dwelling unit shall exceed a maximum of two (2) bedrooms.
- E. Each dwelling unit shall have a minimum floor area of five hundred (500) square feet.
- F. A basic site plan shall be required and reviewed by the Zoning Administrator per **Section 2201, A.**

The Planning Department is seeking the feasibility of amendment consideration for **"Lower Story Dwelling Unit"** when Housing related ordinance issues are collectively brought to Planning Commission formal deliberation and adoption in the Winter months.

Thank you,  
  
Kyle Storey

Manistee County Planner/City of Manistee Zoning Administrator





**PLANNING DEPARTMENT**  
**Kyle Storey**  
**Zoning Administrator**  
**395 Third St. Manistee, Michigan 49660**  
(231) 398-3576  
Fax (231) 398-3526  
kstorey@manisteecountymi.gov

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Date: 10/29/2019

To: City of Manistee Planning Commission

From: Kyle Storey – City of Manistee Zoning Administrator

Subject: 70 Arthur Street Special Use Permit Stipulations– Marihuana Business

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Dear Commissioners,

Manistee County Planning Department recommends approval of the Special Use Permit application at 70 Arthur Street based on the following stipulations:

**All Special Use Permits are to include the following:**

- If parcel is sold the Special Use Permit must go with the parcel.
- All work must be completed as required.
- Site must be developed to plan specifications.
- Existing pole signs must be removed.
- All site plans using the word “proposed” must be changed to “install.”
- Sites with parking space changes must change parking calculations and resubmit for approval to the Planning Dept. as a non-substantive change.
- Must have interconnections to neighboring parcels via easements on West and East side of parcel and agreements written into deed which allow for movement across property lines. Site plans must be resubmitted for parcels affected showcasing said connections for vehicular movement.
- Soil Erosion Permits required thru Manistee County.
- All parcels to have fire suppression system.
- All parcels must have a knox box on the building for Fire Department entrance.
- SUP valid for 2 years as determined by Planning Commission.
- Sign permits required through Planning Dept. with Zoning Approval finalized by Planning Commissioner agreement.
- Applicant must schedule an appointment when work completed for Zoning Administrator approval.
- Applicant to provide digital CAD files and site plans to Planning Dept. and surveys to County Register of Deeds.

**Site Specific Stipulations:**

**70 Arthur Street:**

- Rotate Southwest parking so length of spaces is along West Setback line, adequate distance from entrance to far West out building.
- Facilitate connection to neighboring parcels to South on West Side of Property.
- Curb cut need to meet commercial dimensions and standards for construction.
- Show storm water conveyance to South and East.

The applicant will be in attendance and may answer any questions the Planning Commission has.

Thank you,

A handwritten signature in black ink, appearing to read 'KStorey', with a long horizontal flourish extending to the right.

Kyle Storey  
Manistee County Planner  
City of Manistee Zoning Administrator